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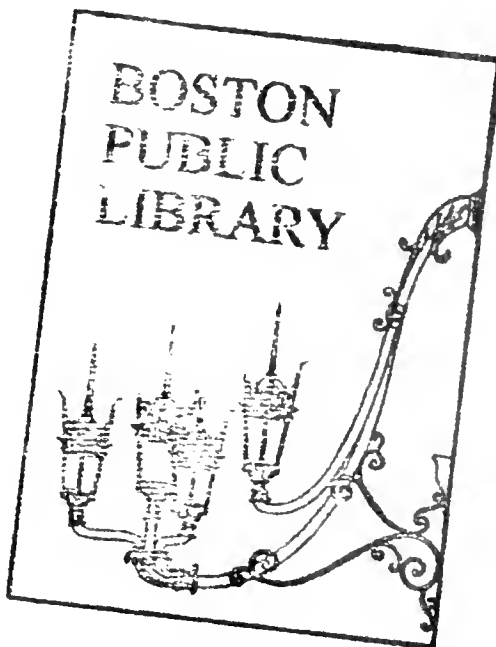


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CITY OF BOSTON
ANNUAL PROGRAM COMPLETION REPORT AND CERTIFICATE OF PROJECT COMPLETION

(CPA MA 01 00 1009)

July 1, 1974 - March 31, 1975



Boston Redevelopment Authority
Boston, Massachusetts

CITY OF BOSTON

ANNUAL PROGRAM COMPLETION REPORT AND CERTIFICATE OF PROJECT COMPLETION

(CPA MA 01 00 1009)

July 1, 1974 - March 31, 1975

City of Boston
Kevin H. White, Mayor

Submitted By The
Boston Redevelopment Authority

Robert T. Kenney, Director

In Compliance with Guidelines of the Department of Housing and Urban
Development (CPM 6042.1 Rev)

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TRANSMITTAL LETTER

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

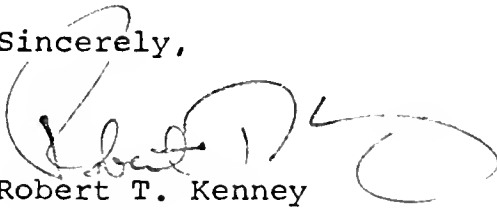
Mr. Frank Del Vecchio, Asst. Regional Adm.
Department of Housing and Urban Development
Boston Regional Office
John F. Kennedy Building
Boston, Massachusetts

Attention: Mr. Sheldon Gilbert

Dear Mr. Del Vecchio:

In accordance with the requirements of Par 2, attachment A, Notice of Grant Award dated 25 June 1974 and CPM 6042 1 Rev, I am pleased to submit the enclosed Annual Program Completion Report for our recently completed 701 Comprehensive Planning Assistance Program (CPA MA 01 00 1009).

Sincerely,



Robert T. Kenney
Director

RTK:klm

PART I
EVALUATION OF OBJECTIVES

INTRODUCTION:

The following is the Project Completion Report for Comprehensive Planning Activities carried out under the 701 program by the City of Boston during the period June 1974 to March 1975. Work focused primarily on four major categories - Bicentennial Program Planning, District Planning, Special Planning and Management and Historic Preservation. In each area significant progress was made toward achieving the goals established in the OPD.

With the celebration of the Nation's 200th Anniversary rapidly approaching, the City's Bicentennial Planning efforts were accelerated. The result has been that major progress was made under the Visitor Services Program in developing techniques for estimating the increased demands on the City anticipated during the Bicentennial and in defining systems to meet these demands.

Meanwhile the "City Game: The City is the Exhibit" Program Planning efforts made important progress in developing numerous programs, exhibits, walking trails and special events to promote the entire city as a Bicentennial exhibit.

The District Planning Program continued to develop as an important ingredient in fostering improvement in Boston's neighborhoods. Planning efforts under this program supported by the 701 Comprehensive Planning Assistance Grant made substantial progress toward achieving the overall goal of reinforcing and expanding the planning process at the neighborhood level. This progress was achieved through expanding the District Planning Staff, developing closer ties with city agencies and community groups and through the preparation of studies, reports and other planning documents relating to neighborhood goals, objectives and policies; neighborhood improvement

projects, capital improvements and private development.

The special planning and management effort to explore possibilities for stabilizing the North End made substantial progress in establishing a comprehensive data base and neighborhood analysis as provided in Phase I of the work program. Although 701 Funds will not be available to complete the work program as originally designed, the results of the past year's work will be incorporated into other related city funded planning activities scheduled for the North End.

Finally, much progress was made in the area of Historic Preservation including the completion of the preservation component of Boston's plan for the Central Business District and the preparation of a major study entitled "Conservation in Downtown Boston." A number of historically and architecturally significant structures have been designated for preservation as a result of these efforts.

200 BICENTENNIAL PROGRAM PLANNING AND MANAGEMENT

201.0 Visitor Services: The City Is Host

Objective

To refine techniques for estimating the impact of tourists on the city and to plan and develop adequate services and facilities to accommodate anticipated demand.

Work Elements

The Visitor Services Program has made enormous progress in developing techniques for estimating the increased demands made on the City as a result of the forthcoming Bicentennial, and for defining systems to meet these demands.

1. A major program inventorying foreign visitor patterns into Boston has been completed with the identification of 212 downtown locations where foreign language speakers are available for overseas visitors (decals identifying their locations have been placed in store windows); extensive coordination with Massport on projected visitor entries; domestic visitor projections have been refined according to estimates developed by Boston 200 and other public and private institutions. (Up to 5,000 persons a day are seeking visitor services information - increased visitation of 30%).
2. Location of delivery points for information dissemination have been identified. As of this date 132 hotels and motels in the Greater Boston Area have cooperated to form a special Bicentennial Accommodations Clearing House, to be located at Boston 200's Operations Central. Other information delivery points continue to be developed in Boston 200's Secondary Information Network. To date over 100 such locations have been identified

and arrangements made for full participation in this aspect of the Visitor Services Program. Planning has continues with all transportation facilities and arrival points throughout the City in cooperation with rail, bus, airline and Turnpike Authorities.

3. Emergency support services planning has progressed in cooperation with Boston clinics and hospitals, public services institutions of all kinds, and financial institutions that have made special check-cashing facilities available to the general visitor public.

202.0 CITYGAME: THE CITY IS THE EXHIBIT

Objective

To develop programs, activities, exhibits, walking trails and events that will promote the entire City as the Exhibit for Boston's Bicentennial celebration:

Work Elements

Planning has continued in the development of numerous programs, exhibits, walking trails and special events to promote the entire city as ans exhibit for the Bicentennial.

1. City-wide trails (seven in number) have been prepared; thematic trails have been completed in the areas of Medicine and Health, Visual Arts, Architecture and Black Heritage.
2. Seminar and forum planning has developed in several areas: a major series, "The Bicentennial Forums" is now in operation; additional forums and seminars are in preparation by medical and legal communities.
3. Neighborhood walking trails and markers have been developed during this work period. They have been fabricated and will be placed throughout Boston's neighborhoods in July 1975.

4. Boston 200 is continuing its program of identifying neighborhood information centers throughout the city.

400 DISTRICT PLANNING PROGRAM

400.0 District Planning

Goal

To reinforce and expand the planning process at the district level providing channels for community input into all phases of the planning and decision making process.

To develop with communities further expertise on Boston's neighborhoods, their problems, opportunities and desires.

401.0 Citizen Participation

Objective

To develop and improve further communication channels between neighborhood residents and planning staff of the City in order to make planning more responsive to community needs and desires.

Major Work Items

The district planners attended and participated in neighborhood meetings in each planning district on a regular basis. In addition, close ties were developed with other city agencies, particularly the Office of Public Service, the Public Facilities Department and the Neighborhood Development Council made up of several agency heads who advise the Mayor on community development revenue sharing funding and other issues.

A key element in fostering citizen participation was the development of a draft planning document for each City neighborhood. These documents outlined background information on the district, planning issues and suggested neighborhood improvement strategies. The documents are a first step toward developing a plan for each neighborhood and will be of assistance in capital improvement and CDRS planning efforts during the next 701 project period.

402.0 Development of Neighborhood Goals, Objectives and Policies

Objective

To formulate realistic goals, objectives and policies for improving and enhancing neighborhoods in each of the City's Planning Districts.

Major Work Items

Neighborhood Reports

As mentioned in the previous subcategory, an important part of the district planning progress was the preparation and publishing draft reports on each planning district.

These reports will be a major step in formulating goals, policies and plans for the neighborhoods with the participation of local groups. A review of the draft reports will be on going in each neighborhood during the next 701 project period and will be major elements in the City's CDBG and Capital Budget Process.

In addition the Mission Hill-Harvard Medical Area Plan prepared by consultants to the Medical Area Service Corporation is being reviewed to assure that institutional planning in the area is responsible to City and community needs. A major study of the North End is also in progress.

403.0 Neighborhood Project Planning and Management

Objective

To plan and bring to execution stages neighborhood development projects aimed at improving environmental conditions, developing new housing, fostering economic development, and providing new or improved public facilities.

Major Work Elements

Significant progress was made on developing improvement programs for neighborhood shopping areas. The district planning program participated in the establishment of a City-wide Neighborhood Business District Program

which will coordinate the spending of CDBG and CIP funds for capital improvements, a counselling service for local businessmen, increased police protection, and a storefront rehabilitation program.

District Planners prepared recommendations for capital improvement and CDBG expenditures in all Boston neighborhoods and are actively involved in the detailing of approved expenditures such as the Housing Improvement Program, the demolition program and various Capital improvements funded by CDBG.

The District Planning Program has initiated a pilot program using the City's Housing Improvement Program and State leased housing program (707).

The District Planning staff participated with other City Departments in the development of "Homesteading" and other "deep incentive" programs to encourage housing maintenance and home ownership in selected neighborhoods throughout the City.

404.0 Neighborhood Capital Improvements Planning and Programming

Objective

To provide technical assistance to the Public Facilities Department, the Parks and Recreation Department and other City departments in planning, determining priorities and programming new and improved community facilities responsive to neighborhood needs and desires.

Major Work Elements

The District Planning Program assisted and will continue to assist the above departments in formulating capital improvements recommendations for upcoming fiscal year budgets.

405.0 Coordination and Review of Private Development Proposals

Objective

To review and coordinate private development proposals submitted for

approval for zoning variances, Planned Development Areas, and Chapter 121A Projects to ensure that such developments are consistent with neighborhood goals, objectives and policies.

Major Work Elements

The district planning staff worked with the zoning staff, little city halls, and neighborhood residents in reviewing several private development proposals:

- a. Hellenic College Housing, Jamaica Plain
- b. Affiliated Hospital Development Proposal, Fenway
- c. Masco Power Plant Proposal, Fenway-Mission Hill
- d. Convent Housing Development Proposal (Mission Park), Mission Hill
- e. New England Baptist Hospital Development Proposal
- f. Boston East, Border Street, East Boston
- g. Orleans Street, East Boston
- h. Edison Green, Dorchester
- i. St. Mary's Elderly Housing, North End
- j. Pierce Square Housing , Dorchester
- k. RAP-UP IIa, Roxbury
- l. St. James Housing, Roxbury
- m. Elma Lewis School of Fine Arts, Roxbury
- n. Circle Associates, Roxbury

500 SPECIAL PLANNING MANAGEMENT

505.0 North End Neighborhood Stabilization Program

Objective

To formulate a coherent set of public and private policies and programs to protect and stabilize the existing North End Community to the greatest extent possible. Achievement of the objective requires:

1. Better understanding by City officials and neighborhood residents of the nature, causes and direction of neighborhood trends and changes.
2. Evaluation of present and proposed public policies and programs affecting neighborhood stability.
3. Development of clearly articulated community and City goals for the North End.
4. Recommendation of public and private actions to meet these goals worked out by Community, City and business decision-makers.

Major Work Elements

In designing the work program to achieve the larger object of policy formulation to protect and stabilize the North End, this study was divided into two phases: first, a fact-finding data analysis and second, and in-depth analysis of specific issues, determined by the data generated in Phase I. The recent reduction at the federal level of the 1975 "701" program precludes completion of this stabilization study as originally intended. However, considerable inroads have been made in determining the nature, causes, and dynamics of change in the North End, and community rapport and understanding has been significantly strengthened. Therefore, the completion of the North End Neighborhood Stabilization program will produce an accurate, statistical, informational basis for understanding and working in the North End. The data generated through

this planning effort will be invaluable in devising future policy statements for the North End as indicated in the 1975-'76 OPD (See Code 402.0).

1. Socio-Economic Data Collection and Analysis

A detailed, comprehensive statistical and demographic analysis of the community has been prepared. Specific analysis of change from 1950-1970 has been conducted with respect to the major categories of population, housing, education, employment, and immigration. Additional research effort has spent to investigate ownership patterns, recent sales and resale activity, and assessment levels. Considerable emphasis has been placed on this element of the work program so that a firm data base could be established, which would significantly improve the quality of subsequent elements and the overall planning effort in the North End.

2. Community Involvement

Contact has been established with major groups and organizations in the North End along with church, school and professional personnel involved with the community. Numerous interviews have been conducted among these people and effort has been made to attend local meetings on all issues which potentially concern and/or involve the North End. Emphasis has been directed toward gaining a sense of familiarity with issues pertinent to the North End's stability and vitality. Efforts in this element enabled planners to obtain a far better understanding of the nature of daily interaction and change in the community. In this process, the community's knowledge of the North End was also strengthened through the exchange of information and ideas with planners and other professionals.

3. Sociological Literature

A general review of the pertinent literature on patterns of ethnic assimilation, urban renewal and suburbanization was conducted to supplement

the demographic information. In examining broad behavior trends and the diverse factor operant in an urban environment, many of the daily behavior characteristics of the North End became more comprehensible.

4. Public Policy

In addition to preparing a catalogue of specific public and private investment in the North End, emphasis has been directed toward examining those development programs and policies, both public and private, which have indirectly been influential in stimulating change and controversy in this community. In particular, urban renewal activity in the adjacent Government Center, West End and Waterfront have been analyzed to determine their full impact on the North End's stability.

600 HISTORIC PRESERVATION

601.0 HISTORIC PRESERVATION - DOWNTOWN BOSTON

Objective

To prepare an historic preservation plan for Boston's Central Business District and to detail the preservation components of the Plan for the Central Business District

Work Elements

Preservation planning for Downtown Boston has taken several forms. The preservation component of Boston's plan for the Central Business District, currently called "Planning in the Downtown" has been completed. In addition, preservation planning has had its own identity in a program specifically aimed at a more detailed conservation/preservation plan for the Downtown. This study is known as "Conservation in Downtown Boston."

The first phase of "Conservation in Downtown Boston" has addressed the problems of: (1) determining what characteristics contribute to Boston's distinctive character, (2) evaluating which buildings, groups of buildings or other physical elements or characteristics should be conserved, and (3) developing a process for evaluating future changes to the physical environment.

A start has also been made on identifying the economic factors affecting Downtown conservation and the tools available to implement conservation strategies - issues which will be dealt with more extensively in phase two.

1. Evaluation

The major component of the first phase work program has been the development of a highly sophisticated system for evaluating the relative significance of individual buildings and the characteristics contributing to or disrupting visual cohesiveness in the man-made environment. The system is

an attempt to clarify and make more objective and rational the process of determining what should be "preserved." It extends the criteria for evaluating buildings from the traditional measures of significance, based on architectural and historical values, to complex urban design considerations. It also provides a means of identifying the most salient characteristics of existing environments which should be respected in the design of new structures. Developed for use in the Downtown, this numerical system is also structurally applicable to other parts of the City of Boston. It can also be adapted, with minor modifications, for use in other American cities.

In conjunction with the development of the evaluation system an analysis of the primary, secondary and tertiary characteristics of over 23 architectural styles (twenty of which are found in the Downtown area) has been completed. This analysis provides a means of distinguishing between "vernacular" architecture having the primary or basic characteristics of a style plus some secondary refinements, and "high style" architecture with full attention to detail.

2. Topographic History

An economic and topographic history of Downtown Boston has been prepared which describes the factors influencing Boston's economic development from 1630 to the present, the nature and location of economic activity over time, and effect of that activity on the physical form of the city. Buildings, street patterns and other elements of urban form, which remain in the Downtown from the various eras in Boston's history, have been noted.

3. Economic Analysis

In preparation for phase two of the study, the principal issues affecting the economic viability of older buildings have been identified and information now available on these issues accumulated. Identification has been made of the information to be obtained in interviews with private developers who have rehabilitated or re-used nineteenth century, non-residential buildings. A survey now underway will provide information on the space in older buildings vacated by tenants of new hi-rise towers and the basis for the choices made by those tenants.

4. Economics of Rehabilitation

Preliminary to the study of rehabilitation costs of prototype structures, an analysis of the types of structures found in the Downtown area has been made and an inventory completed. Interviews with private developers will provide rehab cost information correlated with structural type.

5. Preservation Tools

An in-depth study of the applicability of incentive zoning to the Tremont district of the Downtown has been completed. The incentive zoning technique has been modified to encourage, through the combination of an F.A.R. bonus system and tax incentives, both the retention and rehabilitation of notable buildings within the district.

The technique of facade easements has been explored with particular attention to their possible use on properties on Washington Street in the Downtown. The applicability of Development rights transfer to development adjacent to the historic Old South Meeting House has been investigated and specific proposals put forth.

PART II
OUTSTANDING ACHIEVEMENTS

OUTSTANDING ACHIEVEMENTS

201.0 Visitor Services: The City is Host

The single outstanding achievement that Boston 200 has accomplished during this program period has been the establishment of a smoothly operating visitor services information network. Extensive planning went into this program. Hundreds of institutions and individuals were contacted; a complete network of locations was pinpointed; agreements to serve as part of the Boston 200 network were secured; and, finally, an operational structure was established.

The impact that this program will have on the city cannot be overestimated. Because of the nature of Boston 200 and the great number of exhibits and programs that will be on-going in 1975-1976 throughout the entire city, the information network was an absolute necessity to disseminate needed visitor services information. Once formed, this network now has the capability of reaching large numbers of persons - visitors and residents alike - and thus opening up the complete array of Bicentennial related activities in the city of Boston. The operational aspects of this program have now been funded and it will thus continue throughout 1976.

A complete listing of The Boston 200 City Hosts Program that is the direct result of the planning under the 701 program is hereby attached.

Note: Through the 701 Program Boston 200 was able to acquire for use in its City Hall Visitor Hospitality Center a 32' Coast Guard Motor Life Boat. The boat will be used as the central feature in the playground area of the Hospitality Center, a \$500,000 project sponsored by the city. Boston 200 expresses its appreciation to HUD for making this feature available for use during the Bicentennial.

PARTIAL LIST OF CITY HOSTS

Holiday Inn Burlington	Howard Johnson's Restaurants in
Holiday Inn Cambridge	Greater Boston Area
Holiday Inn Dedham	City Hall Day Care Center Staff
Holiday Inn Framingham	Museum of Science
Holiday Inn Marlboro	Old South Meeting House
Holiday Inn Newton	U.S.O. of New England
Holiday Inn Somerville	Back Bay Knights of Columbus
Dunfey's Howard Johnson	Bay State-Provincetown Steamship Co.
57 Park Plaza Motor Hotel	Societies for the Preservation of
Marriott Motor Hotel	New England Antiquities
Lenox Hotel	John Hancock Mutual Life Insurance
Madison Motor Inn	Company
Ramada Inn	Digital Equipment Corporation
Sheraton-Tara Hotel	American Airlines
Holiday Inn Tewksbury	
Howard Johnson's Motor Lodge -	
Kenmore	
J.F.K. Building, Federal	
Information Center	
Boston University Summer Term	
Civic Center and Clearing House	
Hotel Sonesta	
Dunfey's Parker House	
Holiday Inn Government Center	
Dorchester Little City Hall	
Continental Trailways	
Metropolitan District Commission	
Massport Multilingual Receptionists	
Bostonian Society	
Christian Science Church	
Mass. Turnpike Information	
Center	
Mass. Department of Commerce	
Boston Center for Adult Education	
New England Aquarium	
Museum of Afro-American	
History	
Beacon Hill Civic Association	
Minuteman Campground	
Boston Public Library	
State House Tours	
Boston Tea Party Ship	
First Baptist Church of Boston	
M.I.T. Alumni Association	
Allston Little City Hall	
Stoddard's Cutlery	
Massport Raytheon Bunker Hill	
Pavilion	
Massport Tour Guides	
Prudential Pavilion	

Outstanding Achievements

400.0 District Planning

Programs carried out under this grant have been extremely important in expanding the planning process in Boston's neighborhoods. A close working relationship has been developed with the Office of Public Service, which administers the Little City Hall program, the Public Facilities Department, and the staff of the Neighborhood Development Council, which have the major responsibilities for advising the Mayor on the implementation of the City's capital improvement program (CIP) and community development block grant, (CDBG) a major share of which is implemented by the Public Facilities Department.

District Planners developed CIP recommendations for funding and discussed these recommendations with Little City Hall managers and community groups. A report listing long and short range priorities was compiled for use by the Public Facilities Department and the Office of Public Service.

In early 1975, the District Planning Program began an intensive effort to prepare reports on each neighborhood in the City. The preliminary reports, which discuss planning issues and recommend preliminary improvement strategies, will be discussed at meetings specifically held in neighborhoods this summer to discuss priorities for CIP and CDBG monies. The report will be published later this year and will be another important step in developing plans for each neighborhood in the City.

OUTSTANDING ACHIEVEMENTS

505.0 North End Neighborhood Stabilization Program

In the past raw census and other statistical data pertaining to the North End has been analyzed as part of the downtown, with the result that little useful information about the community has ever been developed. This, coupled with the high degree of isolation and closeness which characterizes the community, presented a handicap to effective planning in the North End. The increased effectiveness of neighborhood planning has been the significant achievement of the North End Neighborhood Stabilization Program. With the collection of a comprehensive socio-economic data base, and from the extensive community involvement with residents, professionals and merchants, planners are now in a substantially improved position to understand on-going change in the community with respect to the Neighborhood and the city at large. Importantly, the findings of this study provide the basis for establishing a productive dialogue with the community and enables planners to more meaningfully develop and evaluate programs and policies designed to ensure neighborhood stabilization.

OUTSTANDING ACHIEVEMENT

601.0 Historic Preservation:

The outstanding achievement of the historic preservation component is the development of an innovative and thorough system for 1.) the evaluation of buildings individually and in the context of their settings; and 2.) the identification of the characteristics contributing to or disruptive of the visual environment. This system considerably extends the criteria and methodology previously used for establishing preservation objectives and priorities. It also provides the basis for the establishment of fine grained urban design criteria not only for the Downtown but also for other urban settings.

The rating system, which is adapted to computer methodology, provides a far more objective, communicative and consistent approach to the analysis phase of preservation planning than has been used to date in this city, or to our knowledge, elsewhere.

PART III

LISTING OF PROGRAM DOCUMENTS

LISTING OF PROGRAM DOCUMENTS

1. Boston 200 Projects Catalogue
2. Perspective, Volume 2 #1 and Volume 3 #1
3. Dorchester Bay Study
4. Dorchester Master Plan (Preliminary)
5. Draft Plan for East Boston
6. Mattapan/Franklin Master Plan 1975-85 (Preliminary)
7. Mission Hill/Medical Center Area - An Interim Review of Current Development and Transportation Proposals
8. Preliminary Recommendations for Boston's Capital Improvement Program 1970 and Beyond
9. Neighborhood Profiles (Preliminary)
10. Feasibility Study - Pope Lumber Yard
11. Neighborhood Commercial Revitalization Program
12. Neighborhood Improvement Program
13. Hellenic College Study (Preliminary)
14. North End Neighborhood Stabilization Program (Preliminary)
15. Planning in Downtown Boston, Chapter 2 - "A Legacy of Style and Scale"
16. Broad Street Brochure
17. Conservation in Downtown Boston:
 - Economic and Topographic History
 - Building Types and Styles
 - Analysis of the Downtown Environment - The Boston Rating System
18. Facade Easements - Summary Report
19. Seaport Access Road Study
20. Massachusetts Avenue Sub-Area Report
21. Newbury Street - Planning Issues, Environmental Improvements, Restaurant Guidelines

CERTIFICATE OF PROJECT COMPLETION

CERTIFICATE OF PROJECT COMPLETION AND OF PROJECT COST

City Hall
Boston, Mass. 02201

PROJECT NUMBER

CPA MA 01 00 1009

CONTRACT NUMBER

CPA MA 01 00 1009

INSTRUCTIONS: Prepare original and 5 copies for HUD.

SECTION A. FINAL STATEMENT OF PROJECT COST

LINE NO.	COST CLASSIFICATION (a)	PAID COSTS		UNPAID COSTS		TOTAL COSTS (Column) (b + c + d + e)	TO BE FILLED IN BY HUD
		2/3 GRANT (b)	3/4 GRANT (c)	2/3 GRANT (d)	3/4 GRANT (e)	(f)	APPROVED TOTAL COSTS (g)
1	Staff Salaries	104,701				104,701	\$
2	Services by Other Public Agencies						
3	Consultant Services	17,897				17,897	
4	Overhead Cost	7,203		* 5,000		12,203	.
5	Project Inspection Fee	883				883	
6	TOTAL PROJECT COST	130,684		5,000		135,684	\$
	* Rent Payable						

SECTION B. COMPUTATION OF BALANCE OF COMPREHENSIVE PLANNING GRANT

LINE NO.	DESCRIPTION	TO BE COMPLETED BY	
		PLANNING AGENCY	HUD
		AMOUNT	APPROVED AMOUNT
7	Maximum Federal Comprehensive Planning Grant provided in Comprehensive Planning Grant Contract	\$ 150,000	\$
8	2/3 Total Project cost shown on Line 6 Cols. (b-d) 3/4 Total Project cost shown on Line 6 Cols. (c-e)	\$ 135,684 \$ 0	
9	Total Federal Comprehensive Planning Grant payable (Enter here the lesser of the two amounts on Lines 7 and 8)	135,684	
10	Less: Comprehensive Planning Grant payments made	a/ 104,270	a/
11	Equals: Balance of Comprehensive Planning Grant payable (Line 9 minus 10)	a/ 31,414	a/
12	Undisbursed Comprehensive Planning Grant authority to be canceled (Line 7 minus 9)	14,316	
13	Total non-Federal contributions (cash and services) received to date of this Certificate (Must not be less than Line 6(f) minus 9)	\$ 50,000	\$

a/ If Line 10 exceeds Line 9 enter the amount of such excess on Line 11 as a negative amount. This amount shall be repaid by the Planning Agency to the Government in accordance with the Comprehensive Planning Contract.

SECTION C. CERTIFICATE OF PLANNING AGENCY

IT IS HEREBY CERTIFIED that the Project identified above has been fully and satisfactorily completed in accordance with the Comprehensive Planning Grant Contract identified above, and that the total cost of the Project is as shown above on Line 6, Column (f).

June 27, 1975

Date

Boston Redevelopment Authority

Name of Planning Agency

Signature of Authorized Officer

Director

Title

SECTION D. APPROVAL OF HUD

I have reviewed the foregoing Certificate of Project Completion and of Project Cost and have determined, for the purposes of and on the basis of provisions of the Comprehensive Planning Grant Contract identified above and on the basis of approvals heretofore given by or on behalf of the Secretary of Housing and Urban Development pursuant to said Contract, (a) that the Project covered by said Contract has been fully completed in accordance therewith; and (b) that the Project cost and the amounts approved by HUD to be eligible for inclusion in such cost, as set forth in said Certificate, are, to the best of my knowledge, true and correct.

Therefore, I hereby approve said Certificate as the basis for final payment on account of the Comprehensive Planning Grant for said Project.

Date

Signature

Title, Office

SECTION E. EXPLANATION OF ANY DIFFERENCES BETWEEN AMOUNTS SUBMITTED
BY THE PLANNING AGENCY AND AMOUNTS APPROVED BY HUD

(Continue on reverse side if more space is needed)

SECTION F. ALLOCATION AND CONTRACT DECREASE

Cancellation of the undisbursed contract commitment and related allocation of \$ _____ has been recorded on Form HUD-200.20, *Project Planning Grant Record*, by entries dated _____.

For HUD Regional Accounting Division

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